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The Blue Ridge Highlands  
of Western North Carolina.





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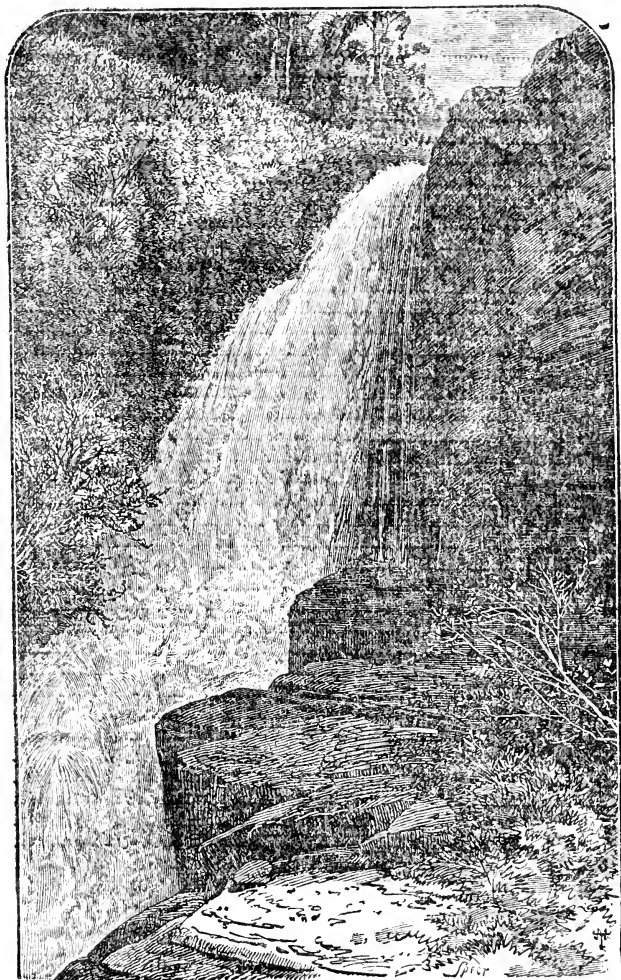
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# THE BLUE RIDGE HIGHLANDS OF WESTERN NORTH CAROLINA.



*Cullasaja Falls, on the Sugar Fork River, four miles west of Highlands.*

Good Health, Cheap Lands, Sure Crops, Pleasant Homes.

Reached by the Atlanta and Charlotte Air-Line Railway.

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By S. T. KELSEY & C. O. HUTCHINSON,

Highlands, Macon County, N. C.

1878.

B6K3

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# BLUE RIDGE HIGHLANDS.

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## A DESCRIPTION.

If the reader will take a map of the United States, he will trace out the Great Appalachian Mountain Range, extending all along the Atlantic coast States, from New England to Alabama, and varying greatly in height and breadth. This chain of hills and mountains bears various names in different States, and is, in places—as in Virginia and North Carolina—divided into distinct chains, or ranges. That portion of the latter State including the Blue Ridge, and westward, is called Western North Carolina, and its surface consists entirely of great ranges, or chains of mountains, of the Appalachian system, running northeast and southwest, with many spurs, or lateral ranges. About fifty to seventy-five miles westward of the Blue Ridge, and on the dividing line between Tennessee and North Carolina, is the Unka, or Smoky, range of high mountains. The country between these two distinct mountain ranges, is composed of the spurs, or lateral ranges, above named, with intervening valleys. The outer ranges, Smoky and Blue, are quite regular, and rise boldly 1,500 to 3,000 feet above the foot-hills; while the spurs, or laterals, project towards the opposite main chains, interlocking, and forming many pleasant and broad valleys, through which wind rivers of considerable size, at an altitude of 2,000 to 2,500 feet above the ocean. There are many high peaks rising from both the main and lateral ranges; and among these may be found twenty-five or thirty mountains, in western North Carolina, higher than Mount Washington, in New Hampshire. The area of this entire mountain country is about 7,000 square miles—equal in extent to the State of Vermont.

## AN EXPLANATION.

Prior to deciding on a location, this region, as well as Virginia, Tennessee, South Carolina, Georgia, and Colorado, were carefully examined and studied by us. Having been reared among the mountains of Vermont and New York, we were aware of their sturdy benefits; but we also desired to be as near as possible to Atlantic tide-water. A healthful and vigorous, but pleasant climate, was also deemed essential. But twenty-five years of residence and exploration in the best Western States had taught us the value of good, level soil, as well as instructed us, by severe lessons, as to the benefits to be derived from regularity of fruitful seasons. Strictly level lands are not to be found in this region, excepting in narrow tracts, along river bottoms. The slopes of all the mountains are fertile to a remarkable degree, and unexcelled for pastures; but, unfortunately, are so steep as to furnish only small areas desirable for cultivation, and unsuited for the location of such a number of contiguous settlers as is essential to the formation of desirable society, with manufactures, etc.

After a careful investigation of the elevated table-lands and plateau formations of southern mountains, including the Cumberland table-lands of Tennessee, we located on Blue Ridge Highlands, and the particular reasons for this choice, will be made apparent in this circular. It may not be out of place to add, that it is about ten years since we commenced a special study of the United States, having in view a settle-

ment of this character, being aided therein by our experience in agricultural and horticultural pursuits, and in the location and development of new western towns and settlements.

#### THE HIGH-LANDS.

As the Blue Ridge approaches its southwestern terminus, it rises with its outlying spurs to the greatest average height near the point of intersection of the State lines of North Carolina, South Carolina and Georgia, and to the northward of this point, spreads out into an undulating area, embracing about 200,000 acres of land, at an average altitude of about 4,000 feet above the ocean. The south slope of the Blue Ridge falls rapidly away to about 1,000 feet below High-lands, and then more gradually sinks to the level of the low cotton lands of the South; which are within forty or fifty miles of High-lands. Cotton indeed is grown successfully within twenty-five miles of High-lands village. This elevated area has been known for years as "The High-lands," and the village of Highlands, is located in the southern part of Macon county, at the above altitude, about one mile north of the summit of the Blue Ridge, and about eight miles northwest of the point of intersection of State lines.

#### THE SURFACE.

This region has an uneven surface. In places from 100 to 600 acres can be found in a body as nearly level as is desirable for cultivation. One third or more of the entire area of 200,000 acres lies well for cultivation, and will make beautiful farms. Probably half the balance might be cultivated, if necessary, but it ought to be used for orchard or pasture lands, to which it is well adapted. The remainder is rough, including occasional cliffs of bare rocks, but most of it will furnish valuable timber, and make a good sheep range. The general surface is remarkably free from stone to interfere with cultivation. The Highlands includes mountains which boldly rise 500 to 1,000 feet above the general level, but they are not of great extent, and offer a most agreeable diversity of view.

#### THE SOIL

is formed by the disintegration of a granite formation, chiefly quartz, feldspar and mica, mixed with more or less vegetable matter. It varies from a sandy to a clayey loam, and rests on a subsoil of clay mixed with sand from one to three or four feet thick. Beneath this are found sand gravel, rock and clay. The soil is mellow, and works unusually well, even comparing it with western prairies. While less fertile than the prairies, or good river bottoms, it is fully as fertile as the average native soils of the Middle and Eastern States, and is much more free from stone, being remarkable in this respect for a mountain country. There is an abundance of valuable muck, although little or no use has yet been made of it.

#### THE WATER

of this country is confessed, by all who drink it, to be *the best* found in any farming region, and is possibly equalled elsewhere only by mountain springs, which rise far above the abodes of men. Flowing in unnumbered springs, at this great altitude, from mountain, hillside and glen, alike entirely free from any impurities from mineral or vegetable matter, it is as soft as rainwater, and absolutely *pure*. Its temperature is very low, varying from 48 to 54 degrees.

#### THE CLIMATE,

with reference to agriculture, is all that can be desired. While not so damp as to be injurious to the most sensitive system, it is sufficiently

moist to carry on vegetable growth with remarkable regularity, even in the occasional absence of showers. A drought, to materially injure seasonably planted crops, has never been known, while the character of the soil and subsoil prevents damage to growing crops from excessive rains. Rains are, probably, nowhere more evenly distributed throughout the seasons, and violent storms of wind are unknown, while sleet storms occur very rarely. Lawns and pastures keep their rich, green color during the dryest seasons—an invaluable consideration for ornamentation or profitable grazing. Not only is the climate favorable to vegetable growth, but it is equally favorable to the health and vigor of man and beast, the extremes of heat and cold are avoided, owing to our altitude and latitude. And the farmer, grazier, fruit grower, dairyman and housekeeper, alike find themselves enabled to accomplish more here than elsewhere, in the Northern, Southern or Western States. We have few days in winter so cold that out-door labor is unpleasant. The mercury rarely falls lower than five degrees above zero, and the ground is never frozen more than a few days at a time. We rarely have snow over four to six inches in depth, and it seldom remains more than a week. We have so little snow that sleds are almost unknown, and the farmer can work in the ground the greater part of the winter. The relief from severe winds affords great satisfaction to former residents of Western prairies. In summer, even delicate people accustom themselves to labors in the field, as a constant breeze cools the brow, with the mercury rarely above 80 degrees at noon, while frequent clouds, passing over the face of the sun, afford a grateful contrast with the unceasing glare of much lauded cloudless skies.

It is conceded that the character of climate and water, as well as grass, exercise much influence upon growing and working animals, and it is not less true that the flavor of milk, butter, cheese, beef, mutton, pork, etc., is sensibly benefited where all these conditions are favorable. Hence, all stock is very healthy here, and all our dairy and meat productions are noted for their excellence, and command high prices in the Southern markets, which lie at our door.

#### TIMBER

of the most valuable kinds for building, manufacturing, fencing and fuel is plentiful. The trees are usually of moderate size, but large enough for good sawing timber. They are mostly of good straight growth, and the grain is straight, free, and easily worked. In some localities—protected from the annual fires, which are put out to burn off the undergrowth for the benefit of the stock range—the trees grow to an immense size. The following varieties of trees are found upon the highlands: those placed first in the list are most abundant: Oak—several varieties—chestnut, hickory, tulip tree or poplar, white pine, sassafras, black gum, black locust, hemlock—spruce pine of the south—red maple, service tree, magnolia, table mountain pine, yellow pine, flowering dogwood, black cherry, bird cherry, black birch, yellow birch, mountain ash, crabtree, willow, silver bell, persimmon, holly, beech, linn or basswood, red cedar, white ash, buckeye. The most common

#### SHRUBS

are rhododendrons, kalmias, azaleas, clethra, huckleberry, haw, alder, sumac, witch hazel, calycanthus, flowering locust.

#### MINERALS.

All the counties in this part of the State contain valuable minerals, such as gold, silver, copper, iron, mica, marble, corundum, asbestos, porcelain clay, soap stone, etc. Some of these mineral are being prof-

itably worked, and our mines will doubtless become a great source of wealth to the country, but it requires capital to work them successfully, and we believe that persons of moderate means will do better to turn their attention to other industries, requiring less capital, and bringing surer returns.

#### INSECTS

are scarce. Mosquitoes—that great pest of wooded countries generally, and low countries everywhere—are not found on these Highlands. There are few flies to harm man or beast. *No grasshoppers* to injure the crops. *No chinch bugs, potato bugs, canker worms*, or other insects to materially injure crops.

#### FARM CROPS.

Our soil and climate are suited to the growth of all northern productions. Corn, of the northern or small varieties, produces fair crops. It is planted about the first of May, and, as we rarely have fall frost till about the first of October, it has ample time to mature. Wheat has not been much grown, for want of mills to grind it, but, so far as tried, it produces fair crops of excellent quality. Buckwheat is grown largely, and if well put in, it always produces good crops of the best quality. Rye is one of the main crops, and is grown by nearly all farmers for bread and feed; it is also grown for winter pasture. Oats, millet, beans, peas, etc., all do well.

All kinds of northern vegetables, such as Irish potatoes, cabbages, turnips, beets, carrots, parsnips, etc., grow in perfection. The quality being equal to any we have found elsewhere in the United States. Sweet potatoes, and other vegetables requiring a higher temperature, grow in perfection on the slopes a few hundred feet lower than the Highlands.

#### FRUIT GROWING.

The climate of the Highlands, and adjacent slopes of the Blue Ridge, is unsurpassed in the United States for successful fruit growing. Apples grown here are superior in beauty, weight, firm, fine texture, high flavor, and long-keeping qualities.

These points of excellence in apples grown on the Blue Ridge have been recognized by some of our best pomologists for many years. "Mountain apples" have already become famous, and are much sought after in the low country of the South, though little effort or care has generally been given to selection, planting, or after-care of the trees. The fruit is shaken from the tree, thrown, unassorted, into wagon-boxes, hauled twenty to one hundred miles over rough roads, and put in competition with the best fruit produced by skilful growers, carefully selected, nicely and securely packed, and shipped by rail from the North. The peculiar excellence and long-keeping qualities of our apples are due to our long, cool summers, and even temperature, which give ample time to mature them thoroughly, while we have no hot days which tend to ripen the fruit prematurely, make it light, soft, of inferior flavor, and liable to decay.

Late summer apples become fall apples here, while those usually classed as fall apples keep into, and some through the winter, and good winter apples, with ordinary care are in perfection for market or use during the latter part of winter and spring.

The winters are so mild that the trees are not injured by severe freezing, and remain healthy and thrifty to a good old age. In the coves and valleys, five to ten miles from our village, where settlements are older, there are apple trees over fifty years old, six to eight feet in circumference, bearing annual crops of fine, fair fruit. The younger trees

in the Highlands are equally healthy, and have never failed to produce a crop since they were old enough to bear.

The past summer we picked mature red June apples from our trees, near Highlands village, from the 20th July, to 10th of September. We sent a basket of these apples to the editor of the *American Agriculturist*, who gave them the following notice :

“ APPLES FROM NORTH CAROLINA.

S. T. Kelsey, Highlands, Macon county, N. C., sent us a basket of ‘ Carolina Red June ’ apples, picked from his orchard, August 28th, at which date they had been highly colored for four weeks. These specimens were of the darkest, most intense red, being of much finer flavor than we have ever known in those raised at the North, gave us an idea of what this excellent early apple can be, when grown in perfection among the mountains of North Carolina.” *American Agriculturist* for October, 1878. Page 394.

PEACHES.

We had supposed our summers were too cool to ripen peaches in perfection, but later experience and observation convinces us, that while they are much later in ripening, and perhaps not so large as in the low country, farther south, they are fine flavored, produce heavy crops, and are not liable to premature decay.

GRAPEs,

of fair quality, are grown upon the top and north slope of the Blue Ridge, but it is only upon the southern slope that they grow in perfection. A vineyard three miles from our village, on the south slope of the Ridge, has been in bearing for ten years, with little care, and has produced a fine crop of excellent fruit every year. We visited this vineyard on the 10th of September, and found the following varieties: Hartford Prolific, Concord, Diana, Delaware, Isabella, Catawba, Martha, Union Village, and three or four of Roger’s Hybrids, all well ripened and of excellent quality.

PEARS

have not yet been tested on the Highlands, but we believe they can be grown successfully. Plums, cherries, currants, etc., of the common varieties are generally grown, and do well.

Wild fruits grow here in great abundance, such as grapes, of many varieties, (some fully twice the size of the Concord,) and of good quality, strawberries, blackberries, huckleberries, chestnuts, chinquepins, hickory nuts, etc.

THERMAL BELT, OR NO-FROST BELT.

There is, along the slopes of the Blue Ridge, a belt from one hundred to three hundred feet above the valleys, where spring and fall frosts do not occur. This phenomenon was first published by Mr. Silas McDowell, of Macon county, N. C., who says, (see Agricultural Report of the Patent Office for 1861, page 146,) that after frosty nights in the valleys, “The beautiful phenomenon of the verdant zone, or thermal belt, exhibits itself upon our mountain-sides. \* \* \* Vegetation of all kinds within the limits of this zone is untouched by frost, and such is its protective influence, that the Isabella, the most tender of all our native grapes, has not failed to produce abundant crops in twenty-six consecutive years. Nor has fruit of any kind ever been known within these limits to be frost-killed.” Later observations have fully confirmed Mr. McDowell’s observations; and it is now well understood that peaches, grapes, and other tender fruits, planted on the

slopes within the "thermal belt," rarely, if ever, fail to produce their annual crops of fine, healthy, highly flavored, well ripened fruits, without damage from mildew or rot.

In view of these facts, the late Nicholas Longworth, of Cincinnati, said: "Were I young again, on the slopes of the Blue Ridge I would plant the vine and make my fortune."

There are large quantities of cheap lands within the no-frost belt, in the vicinity of Highlands, and all along the Blue Ridge, that can be utilized for fruit raising, and will make this one of the most desirable fruit growing sections in the world.

#### GRASS.

A large amount of wild feed is produced in the woods, consisting of nutritious grasses and other herbage, shrubs, etc., which, thus far, have been relied upon entirely for summer feed; but settlers should depend chiefly upon tame grass, and have their stock always under control. (SEE CLEARING AND FENCING). The most common tame grasses of this country are red top, known as herds grass, (*agrostis vulgaris*), and white clover. As soon as the ground is cleared, these appear. If orchard, or other suitable grass, is allowed to grow uncropped during summer and fall, a second crop springs up in the fall, which keeps green and growing all winter, and, with the occasional helps of root crops, in which this country excels, stock may be wintered very easily and cheaply. Experiments in this direction, in the mountain region, have been entirely successful. Very few, however, have followed up a practice which is such a decided innovation.

Mr. E. C. Chastain, an intelligent farmer, who has been growing orchard grass on a mountain farm, a few miles out from Highlands, makes the following statement:

"My first seeding of orchard grass is seven years old. I have used it for fall, winter and spring grazing. It was sowed on land that had been cultivated six consecutive years in corn. This lot, of twelve acres, was sowed in April, and the following winter I grazed fourteen head of yearling cattle on it, with the exception of two feeds, and they came out in good condition. The next winter, I wintered the same cattle on the same lot with only two feeds, and they came out in better condition than cattle kept on dry feed. I am satisfied that, with dry feed, to go through the snow, (when we have any), that one acre to the head will carry good cattle through the winter. The above was on high, rolling land. I also have four acres of flat land, five years set, that has undergone a thorough test, both winter and summer, and I realize more from it than from any kind of cropping on similar land. I know of men who have gone into the woods, cleared out the undergrowth, girdled the large trees, sowed the land in orchard and timothy grass, and thoroughly set the same, and, on such pasture, have fat mutton and beef all winter. One man raised a fine mare on such pasture, till she was six years old, without any grain or dry feed. We sow, in March or April, about one bushel per acre. It is not best to turn stock on until the second fall after seeding, to give it time for the roots to get well set. I think it preferable to leave scattering trees over the land, more especially on the southern slopes."

E. C. CHASTAIN.

*Note.*—Our experience and observation leads us to believe that growing trees are detrimental to the growth of grass, both in quantity and quality, though we would leave some for shade for stock.—*Eds.*

#### STOCK RAISING.

With proper care and attention in providing pastures, the advan-

tages of this country for stock raising are unexcelled. Heretofore, little has been done to provide tame grass pastures or meadows. Cattle have been allowed to run in the woods, where they fatten during the summer and fall, making excellent beef. Young cattle, horses and mules often get their living in the woods all winter, but the practice of rearing stock in the woods could not be followed extensively, as the best of the woods grazing is killed by frost in fall, and does not start sufficiently to give full feed till about the tenth of May. Still, considerable quantities have been thus raised at a good profit, with no other dependence except a little corn fodder, straw, etc., for cold spells. When tame grass pastures and meadows are provided, which can be so easily done, our cool summers and mild winters will allow stock to graze almost the entire year, and active, hardy horses and mules, and beef of the finest quality, can be produced as cheaply as anywhere, with the advantage of a good market close at hand.

#### SHEEP.

The climate, water, and feed, seem wonderfully adapted to sheep, which grow rapidly, are remarkably prolific, attain large size, produce heavy fleeces of best quality, are always healthy, and the small flocks kept here have usually found their own living, summer and winter. We advise tame grasses for winter, and a small supply of dry feed and roots (which are so easily grown) for use when snow is on the ground, say, for two to four weeks during the winter. Even when running at large in small flocks, sometimes out of their owner's sight or care for weeks, it is unusual that any losses occur from wild animals or dogs. Nearly all the dog owners are sheep owners, and hence sheep-killing dogs are at once outlawed and shot. As assistants in the work of clearing land and destroying wild growth, sheep are invaluable, and the sheep business is certain to be largely remunerative, as there is a ready market for our mountain mutton in all the South, and good wool is always in demand.

#### DAIRYING.

Our cheap and excellent grazings, cool summers, mild winters, and bountiful supply of pure cold, soft spring water, offer unsurpassed, if not unequalled, facilities for butter and cheese making. Right at our door is a country which can never supply itself with good butter; and a good article, properly made and carefully put up in such small packages as can be delivered to consumers, will always meet with a ready, profitable sale in the South.

#### HONEY BEES.

Every bee keeper must recognize that we have described a country well adapted to bees, whether kept only for a domestic supply of honey, or largely for export. The honey produced is of the very best quality, excellent color, and even where kept in rough boxes or hollow tree trunks, and with little or no attention, except to "rob the hive" two or three times a year, bees succeed admirably. Bee keepers will recognize in the list of trees and shrubs many which furnish honey, and white clover is so abundant, wherever the timber is cleared away, that bees may always be kept with profit.

#### MARKETS AND PRICES.

The chief agricultural products of this region can only be produced successfully in a limited portion of the South. The deficiency there being supplied by importations from the North. This insures a permanent market for our surplus, with the advantage of railroad freights in our favor. For instance, a large amount of the apples, Irish pota-

toes, cabbage, butter, cheese, beef, mutton, bacon and lard consumed in the South are brought from the North and West, while nearly all can be produced, as cheaply and of as good quality here. We are almost surrounded by the great planting regions of the South—only three hundred miles from the sea coast, and within easy reach of the large cities and populous districts of the Southern States, and can furnish our produce to the consumers, for cash, or in exchange for their cotton, rice, sugar, and other Southern productions which we need.

For the past three years the market price of produce at Highlands has ranged as follows: Corn, 50 cents to \$1.00 per bushel; wheat, 90 cents to \$1.35; oats, 50 cents to \$1.00; buckwheat, 70 cents to \$1.00; rye, 60 cents to \$1.00; Irish potatoes, 50 cents to \$1.00; onions, 70 cents to \$1.50; beans, \$1.00 to \$1.50; apples, 25 cents to \$1.50; peaches, 25 cents to \$1.00; butter, 10 to 25 cents per pound; cheese, 12½ to 20 cents; honey 8 to 15 cents; chickens, 10 to 25 cents each; eggs, 8 to 15 cents per dozen; beef, by the quarter, 3½ to 5 cents per pound; mutton, 4 to 6 cents; common sheep, \$1.25 to \$2.50 each; cows, \$15 to \$30; work oxen \$40 to \$75 per yoke; good farm horses and mules, \$70 to \$100 each.

#### BUILDING MATERIAL.

White pine, poplar, hemlock, chestnut and oak lumber is sold for \$10 per one thousand feet. Good stone for foundations, cellars, fire-places, etc., can be easily obtained. Lime can be brought here and sold at 30c to 40c per bushel. Sand for mortar can be found conveniently. A brick kiln has been burned; another is needed. The greatest abundance of hard woods, for elegant inside finish, furniture, wagons, tools, etc., can be had at very low prices.

#### LABOR.

Wages for common farm hands and common labor are 50c per day, and board, or 75c without board. Carpenters, and other mechanics, \$1.50. Contracts can be readily let for chopping, splitting rails, clearing, or any odd jobs of common work; but skilled farm hands and house servants are scarce. We have no colored people here.

#### PRICE OF LAND.

The price of good, unimproved farm land is from \$1.50 to \$3.00 per acre; some few choice pieces, well located, are held higher, and some fair pieces can be bought for \$1.00 per acre. Rougher lands, suitable for pasture, orchard and wood lots, can be bought for 50 cents to \$1.00 per acre. The land is mostly owned by individuals, in tracts of fifty to one or two thousand acres, but most of it is for sale at the above named prices, except the portion already owned by settlers, and some of that will be sold with improvements, at additional price sufficient to pay cost of improvements. The titles have been mostly obtained from the State, and are perfect. Some improved farms, two to six miles from the village, with one-fourth to one-third cleared and fenced, cheap buildings, and considerable fruit, can be bought for \$3.00 to \$6.00 per acre. There are many good, cheap farms to be had a little farther out.

#### CLEARING.

Except the improvements above named, the land is in original forest. To clear all the timber off the land would cost from \$6.00 to \$12.00 per acre; but the undergrowth can be cleared off, and the large trees "deadened," for \$1.50 to \$3.00 per acre. The undergrowth can be grubbed, the large trees "deadened," and the ground prepared for the plow, for \$3.00 to \$6.00 per acre. With the small growth thus cleared out, and the large trees deadened, one, two, or three annual crops may



be grown, and the ground can then be seeded in grass, and used for meadow and pasture until the roots are well rotted out, when it will cost but little to clear off the balance of the timber.

#### FENCING

The price for splitting rails is 50c per one hundred, for hauling and laying 50c, or \$1.00 per hundred for rails laid up in fence. It takes about twenty rails to the rod for a good worm, or crooked-rail, fence; making a total cost of 20c per rod. A good four-board fence can be built, with oak or chestnut posts, and pine or chestnut boards, for 50c to 60c per rod.

#### WAGON ROADS

This country has been so sparsely settled that, heretofore, little has been accomplished towards making *good* roads; but within the last two years a large amount of work has been done upon them. Over one thousand days have been expended upon the road from Walhalla to Highlands, making it a fair wagon road. And the intention is to continue the work until we have first-class roads. We now have passable roads to Franklin, and various points about Highlands; and good roads can easily be made, where needed, to accommodate settlers, tourists, and business. Carriage roads of easy grade can be made, at little expense, to the summit of all the mountain peaks, to the water-falls, and other points of interest. There are no bad swamps; but little mud; and by care good roads, when built, can be easily maintained.

#### RAILROADS.

Our nearest railroad point is Walhalla, S. C., the present terminus of the Blue Ridge Railroad, 30 miles south of the Highlands. The Blue Ridge railroad is to be completed, via Rabun Gap, and Franklin to Knoxville, Tenn., there to connect with the Cincinnati Southern and V. R. R. We shall then be but ten to fifteen miles from a railroad station, with good connections, both North and South.

Eight miles beyond Walhalla, we reach the great Piedmont Air Line Railroad, which is the best constructed, equipped, and operated road in the South. It forms part of a great through system from New York to New Orleans, via Washington, Richmond, Charlotte, and Atlanta, making fast time and sure connections, and running Pullman Sleepers, and first-class cars with air breaks and all modern improvements.

#### SCENERY.

The scenery of this country offers attractions rarely surpassed, even in regions noted solely as resorts for the lovers of nature, but nowhere else, within sight and easy access of desirable farming and fruit lands, can be found such an endless variety of views, embracing lofty mountain, abrupt cliff, swelling hill, and cozy dell. We can visit mountain peaks nearly as high as Mt. Washington, stand under a cliff which rears its front 1,800 feet into mid air, hang over water-falls which plunge their entire volume hundreds of feet into the boiling abyss, or linger with delight around falls and cascades which, for variety and beauty are nowhere surpassed, and then, tired, but refreshed, we return to our homes, not being absent even one night. There are distinct views of singular sublimity, but it must not be supposed that the general effect equals in boldness or grandeur the Rocky or the Sierra Nevada mountains. The views are softened by the primitive forest, broken here and there by fertile clearings, but from each distinct mountain peak, one gets a widely differing view of a vast extent of country from the Smoky or Unka mountains, 60 miles northward, rearing their

crests 6,000 feet high, to the far off southern low lands in South Carolina and Georgia.

During the spring and summer, the Rhododendrons, Kalmias, Azaleas, Dogwoods, Clethra, Silver Bell, and hundreds of other varieties of flowering trees, shrubs, plants, and vines of great beauty and fragrance, are an attractive feature of the landscape.

"Along peaceful streams, in damp, rugged ravines, and sometimes on the very tops of mountains, Rhododendrons, Azaleas, Kalmias, and other evergreens constitute a second forest growth under the larger trees, forming with their twined stems almost impenetrable thickets. During their flowering period they lend to the forest an indistinguishable charm."

The long Indian summer and lingering autumn slowly mature the leaves, and the forests blaze with the richest tints. The prolonged effect of this gorgeous coloring far exceeds anything to be seen in the highest glory of northern forests, owing to the greater variety of trees and more extended autumn.

#### HUNTING AND FISHING.

With headquarters at our village, hunters and fishermen can find rare sport within easy distance, or may make short excursions to favorite resorts for sportsmen. Rabbits, squirrels, ruffed grouse, or partridge, and quail, or "Bob White"—called here partridge—are abundant all around us, and wild turkeys are frequently found, and deer occasionally. Speckled trout abound in all our streams. The exemption from flies and mosquitoes is a luxury rarely granted to hunters or trout anglers.

#### THE TOWN OF HIGHLANDS.

Those of us who have located here, came to recruit failing health, and to make for ourselves pleasant homes; but there must be a centre for business, for social and religious privileges, and for this purpose the town of Highlands has been laid out. The nearest towns are Franklin, twenty miles northwest, the county seat of Macon county, N. C.; Webster, twenty-five miles north, the county seat of Jackson county, N. C.; Clayton, twenty-five miles southwest, county seat of Rabun county, Ga., and Walhalla, thirty miles south, county seat of Oconee county, S. C. Highlands is, therefore, the natural business centre for a large section of country. The village occupies a beautiful undulating plat, just at the foot of Stooly Mt. It is abundantly watered, and a large number of choice building sites awaiting improvement. The streets are planned with reference to the surface, so that miles of pleasant drives will be secured, sometimes straight and sometimes winding, but as nearly level as desirable. Roads will be extended in various directions, climbing hills and peaks, following sight ridges, winding the base or summit of cliffs—here dropping into secluded glens, there meandering pleasant streams or exploring cascades or waterfalls; the traveler finally returning whence he came without retracing any steps.

From the center of the town site, it is about one and one-half miles south of the top of the Stooly mountain, which commands one of the grandest views found on the Blue Ridge. It is two and one-half miles southeast to Fodderstack mountain; two miles east of Black Rock mountain; four and one-half miles northeast to Whiteside mountain; four miles north to Short Off mountain; six miles north to Yellow mountain; four miles southeast to Horse Cove; twelve miles east to Cashiers Valley; two miles northeast to Highland Falls; four miles northwest to Cullasaja Falls, and eight miles northwest to the Sugar-

town Falls; all on the Sugarfork River; fifteen miles northeast to the Tuckasee Falls.

The town was laid out a little over a year ago. Its growth has been retarded by the lack of mills to saw lumber, which want is being supplied, but we now have two country stores, two hotels, and boarding houses, a good school, and church house, saw mill, planing mill, door and sash works, wagon shop, blacksmith shop, and about twenty families in town. There is also a saw and grist mill, one mile west of town, and one, two and one-half miles north of town.

We need all machinery, and mechanics required in such a country anywhere. We have a great variety of excellent lumber, wool, hides, grain to be ground, etc. We can easily become a self-sustaining community by manufacturing these and many other articles at home. We especially need furniture shops, carding and spinning machines, looms, tanneries, shoe and harness makers, tanners, etc.

#### HOTELS.

But our great need is ample hotel accommodations. Our present hotel and boarding houses are more than sufficient to care for all the travel that usually visits a place of this size; but we need more extensive hotel accommodations for health and pleasure seekers, both summer and winter. The careful reader is certain to be impressed with *the fact*, that here is the best unoccupied summer resort in all the country. All that is needed are large hotels, and there would not be any trouble in filling them. The supplies produced right here, of bread-stuffs, beef, mutton, pork, game, trout, vegetables and fruits, are such that no other resort can surpass it, as relates to the quality and cheapness of food. Then, the milk and butter of these mountains are nowhere surpassed, and rarely equalled, in quality.

All this, added to our glorious air, water and scenery, simply make up a total which insures a fortune to hotel keepers who can appreciate the situation. Capitalists would find it profitable to build hotels, boarding houses and cheap cottages, to rent, and can aid others in building, at a profit to themselves.

#### SCHOOL, ETC.

We are building up a first class school. Every advantage is offered for success, and a large school is among the certainties of the near future. The health is here perfect, and, at all seasons of the year, students may be pushed with much less risk than in less healthful climates. Good digestion and steady nerves insure a clear head, and ability to learn. A literary society, and religious institutions, are firmly established, and this community is quietly, but surely, laying the foundation for social and religious advantages found in the best neighborhoods, North or South. Our settlers—old and new—are of the better classes from the North, South, East and West, who have located, and are locating, for homes and health, and are interested in building up social, educational and religious institutions.

#### WATER POWER.

There is a great abundance of water power in this region, and in every direction from the village. A small stream, Mill creek, has, on the town site, three falls of about thirty feet each, one of which is occupied; the others are unimproved. One mile west of the village, two larger powers, on Sugar-fork, are partly improved; and one mile north of the village is another available power, on the same stream. There are many cheap tracts of lands within five miles of Highlands, now for sale, which have constant water powers.

## COST OF LIVING.

People who wish to be economical, can live well on less money here than in any other country we have ever lived in. Good, plain board can be had in families at \$3.00 to \$5.00 per week.

## HEALTH.

It is the uniform testimony of all physicians, or other well informed persons, who have visited this region, that it is probably the healthiest locality in the United States. Many invalids have here sought relief, and so far as we can learn, have uniformly been benefited. The longevity and excellent health of the old residents are truly surprising. If the reader will carefully examine our article on "Climate," and also the following testimony of those able physicians, Drs. Kibbee and Gatchell, and the celebrated geographer, Guyot, and others, he will readily see why this is so. For good sleep, good appetite, and good digestion, we unreservedly commend this country; and whoever enjoys these blessings, and breathes this life-giving air, and drinks this best of water, cannot long remain an invalid.

The following is from the pen of the late lamented Dr. G. W. Kibbee, the inventor of the fever cot, whose heroic efforts to stay the yellow fever plague at New Orleans are familiar to our readers. He had selected Highlands as the place for a home, and removed here with his family. This article is among the last he prepared for the press, and was handed to us but a few days before his departure for New Orleans.

Dr. Kibbee had traveled extensively, and resided in several different States, including the Pacific slope, and his critical observations are worthy of a careful study. He was a close student of all natural phenomenon, and had studied the question of climate with special reference to its influence upon disease :

## STATEMENT OF DR. G. W. KIBBEE.

Owing to its being at the southwestern terminus of the Blue Ridge mountains, the town of Highlands, Macon county, N. C., offers natural inducements to the health-seeker, that can be found in no other part of the United States, southern California not excepted. It is situated on an undulating plain, whose general level is about 4,000 feet above the ocean, with mountain peaks all around, some of which shoot up 1,000 or 1,200 feet. The abruptness of the ascent to this extended elevated region, places it at once in the upper strata of air, high above the malarial influences of the lowlands surrounding it. This is a very important fact in favor of the superior health-giving qualities of the atmosphere on these highlands. Comparing it with Colorado, we find that the gradual ascent on the plains up the Rocky Mountain slope, from east to west, permits the east winds to carry the mote-laden air of lower regions into Colorado, to an altitude far above the elevation of Highlands. The fact that Highlands is in latitude 35° north, taken in connection with its being the highest land east of the Rocky Mountains, that far south, and its proximity to the Atlantic seaboard, gives it an evenness of diurnal temperature not equalled anywhere in the United States, unless it be in a few almost inaccessible places of southern California, at an altitude altogether too great for consumptives or nervous invalids. This striking uniformity of temperature should be considered, in connection with the fact that the pure upper strata of air, whenever it comes from the Atlantic, although it has passed over three hundred miles of low country, still bears considerable moisture, that condenses on the cool mountain peaks, giving frequent showers. These circumstances combine to give the Highlands a mild, temperate moisture in the atmosphere, that is peculiarly soothing to the irritated, serous surfaces of the lungs of consumptives, and quieting to exciting nervous systems; giving

an exemption from colds, hay fever, catarrh, and other annoying ailments. The healing, soothing qualities of this atmosphere, are entirely unknown to debilitated persons who remain in the ordinary atmosphere of the United States, the hygrometry of which is so variable. This evenness of temperature and moisture extends through the whole year, making the climate the best winter resort for consumptives and nervous dyspeptics, from either North or South, that can be found on this continent, and probably in the whole world, as I know of no spot on earth, containing all the advantages of this southern, most elevated point of the Blue Ridge.

The Highlands is abundantly supplied with springs of water, some of which may be carried all over the village. These springs afford an abundance of cold, soft water, equalled in purity only by that which is distilled. The benefits to invalids to be derived from the use of such water, for drinking and bathing purposes, can scarcely be estimated. There is no place of summer resort in the United States, that equals this for spending the heated term; and for those afflicted with consumption, in any of its stages, general debility, and dyspepsia, it is the best locality, either summer or winter—the winter diurnal variation being proportionally as favorable as the summer.

G. W. KIBBEE, M. D.

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The following letter, from Prof. H. P. Gatchell, M. D., of the Sanitarium of Ann Arbor, Michigan, and well known to the leading medical authorities of the United States, as a man thoroughly competent to speak upon the subject of climate, and its influence upon health, should be carefully read. Prof. Gatchell was formerly Professor in the Cincinnati Medical College; editor of *Climatology and Hygiene*, in the *United States Medical and Surgical Journal*; and has for some years been connected with hygienic institutions in the West and South:

#### STATEMENT OF DR. H. P. GATCHELL.

It is now more than twenty years since I began to study the relations of climate to disease, and I have learned that cool air and great altitude are indispensable to the highest degree of sanitary influence in consumption. Accordingly, when two members of my own family were attacked by pulmonary consumption, they were ordered to the mountains of North Carolina. Highlands is situated upon a plateau 4,000 feet above the ocean level. There is no other plateau this side the base of the Rocky Mountains, of equal altitude and extent: no other capable of sustaining any considerable population. The soil, like that of most of the flat ridges and mountain tops of North Carolina, in general is very fertile. This high, cool land has its own mountain peaks rising above the general surface, and contributing, by condensation of clouds that often rest on their summits, to the numberless springs, which are sources of innumerable streams of clear, cold, soft water, tenanted by myriads of speckled trout. The surface is mostly covered by an open forest.

*Comparisons of Temperature.*—The summers of this region are delightful, and its winters are mild, as compared with those of the more northern States. The summer mean of Highlands is between 66 and 67 degrees; its winter mean between 34 and 35 degrees. The summer is that of Tanas City, on Lake Huron, lat. 44; and the summer is cooler on Lake Huron than on Lake Michigan, in the same latitude. Highlands has also the summer mean of the California coast, from San Francisco to the Oregon line, for a narrow belt 25 or 30 miles inland. The mean winter temperature of Highlands is that of extreme southern Kansas, and the northern part of the Indian Territory and Arkansas; but those States have a summer 11 degrees warmer than Highlands, and have severe winds and sudden changes, summer and winter. The winter temperature of Highlands is also found on the Pacific, at the Dalles, and along the western base of the Cascade mountains, in Oregon and Washington Territory; but the winter rain-fall is greater in the latter region.

Colorado Springs, the pleasantest place of residence in Colorado, has a summer mean 4 degrees warmer, and a winter mean 4 degrees colder, than Highlands, with single extremes of heat and cold greatly exceeding those of the latter place.

Of twenty military posts, all but two report a maximum temperature of 100 degrees and upwards. Sixteen of them report from 101 to 112 degrees. At Fort Belknap, in northern Texas, on the Brazos, at an altitude of 1,600 feet, a maximum of 111 degrees was reported, in 3½ years' observation. The temperature does not rise quite so high on the Gulf, but the increased humidity renders the climate more debilitating.

*Cumberland Plateau.*—The only region this side the base of the Rocky Mountains, that might be thought to rival Highlands, is the Cumberland table lands of Tennessee. But that has an altitude of only 2,000 feet, and its summer mean is five degrees above that of the Highlands of North Carolina, and the winter mean about the same.

*Comparisons of Health.*—Comparing the health of Highlands, with noted health reports in the United States, we begin with California, which has a reputation strangely in contrast with the actual records. Its total mortality is 25 per cent. greater than the average for the United States. Diseases of the nervous system, especially apoplexy, paralysis, and insanity, prevail to an extent unknown elsewhere; and malarial disorders occur at an altitude of 9,000 feet. The eruptive fevers are peculiarly fatal, as is a kind of fever among infants.

The great prevalence of disease of the nervous system is due probably to excess of sunshine, reinforced, doubtless by peculiar electrical conditions. Under the influence of the extreme dryness of the air the functions of the skin are affected, which probably tends to promote intestinal diseases, which is more prevalent in the high regions of the Rocky and Pacific mountain ranges than elsewhere in the United States. California, also, has for its latitude, a large mortality from consumption.

Colorado, where great numbers of consumptives have resorted, has, thus far, proved more beneficial to consumptives than any other resort in the United States. But I believe the climate of the Highlands of western North Carolina, to be still more favorable. For while it partakes of the inequality which characterizes the whole country this side of the Pacific coast, its fluctuations are less frequent, less sudden, and less extreme than those of Colorado. It is free also from the high winds, with their clouds of dust and sand, that constitute so disagreeable a feature of the climate at the base of the Rocky Mountains.

Highlands is distinguished for giving tone to the digestive apparatus, and for the natural concomitant—a vigorous appetite.

I see no reason to doubt that the prevalence of nasal catarrh, in the elevated central regions of the Union, as Colorado, and the plains in the States immediately east of the Rocky Mountains, is due to the excessive dryness of the atmosphere and the dust.

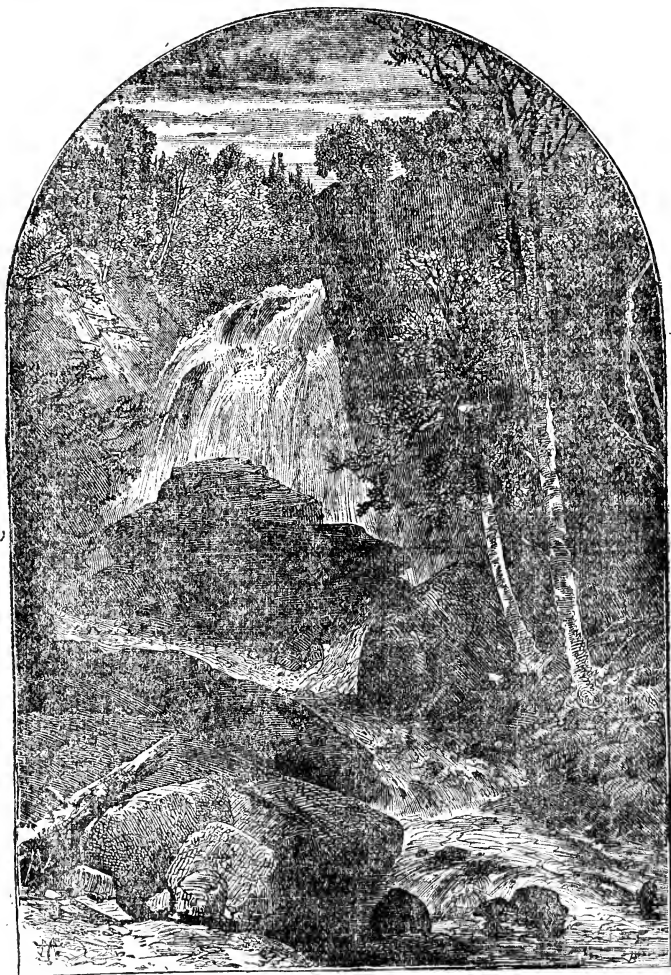
The high winds bearing alkaline dust and fine silicious particles, must sooner or later produce a consumption of the lungs, similar to that which affects grind-stone makers.

It is unnecessary to discuss the influence of the long, severe winters of Minnesota and other States in a high latitude, since physicians have at last discovered the mistake they made in sending consumptives thither to die. I turn, therefore, from the high, inclined plane of Colorado, with its very variable and extreme climate, and from the coast-belt of California, with its singularly equable atmosphere, to the low lands of the Gulf States.

While the intense cold of far northern winters, (aggravated in the north-east by the prevalent dampness,) tends to exhaust the heat-producing capacity of the consumptive, the hot, humid summers of the lowlands of the South tend to hasten death by their debilitating influence, and by the inflammations and fevers which they cause. While, as a general rule, mortality from consumption increases from south to north, that from inflammations and fevers increases from north to south, with its maximum in

Louisiana, especially in the counties on each side of the Mississippi river.

As to deaths from consumption, *Texas* ranks about with Georgia and Florida, but the number of deaths from malarial diseases in Texas far exceed that of any other State excepting Florida. The sudden and extreme depression of temperature in winter, (*Texas northerners—Eds.*) is very trying to any constitution, especially to one which has been enervated by a Texas summer, and, no doubt, contributes to the large ratio of pneumonia in Texas.



Sugar Town Falls, on the Sugar Fork River, eight miles northwest of Highland, Macon county, N. C. Reached by the Atlanta and Charlotte Air-Line Railway.

Florida is, on the whole, in consequence of combined heat and humidity, and intense malarial influence, the most trying of the Gulf or Atlantic climates, though the heat is somewhat modified by the oceanic inflow on the east coast. But the chilling influence of the humidity in winter is felt more on that coast than in the interior or on the Gulf.

Malarial diseases and pneumonia are highly fatal disorders in this hot, humid State. Florida and other lowland States of the South, generate comparatively little consumption, but the heat and humidity, by inducing relaxation, with fever and inflammation, usually hasten the fatal termination of the disease.

But it does not follow, because a region generates a small ratio of consumption, that it is most sanitary to those in whom the disease has been developed. The western shore of Lake Michigan engenders but a small ratio of consumption for its latitude; but its chilling winds, sudden changes, and great extremes are very trying to the consumptive, and unfavorable to his recovery.

I have seen a letter from the venerable Dr. Toner, ex-president of the American Medical Association, in which he acknowledges the mistakes which he and other physicians have made in sending consumptives to Florida.

As physicians have learned through the mortality of their patients, the destructive influence of extreme cold on consumptives, it is to be hoped they may come to realize that great heat and humidity, inducing debility and promoting inflammation, are equally if not more fatal.

Highlands is the best place of resort for consumptives as yet known in the United States. But let no one visit Highlands with the expectation of finding an Eden-climate. We have no equable climate this side of California, except in the southern half of Florida, and no Eden-climate except that of the coast belt of California. If the invalid wishes to die as comfortably as possible, let him seek California.

But if he is not hopelessly ill, and if he wishes to acquire health and vigor, it is doubtful if he can find, in the temperate zone, a climate more beneficial than that of Highlands. While its altitude gives it superiority over all lowlands, its plateau character renders it more desirable than any valleys, however elevated, since these tend more than open areas to the production of consumption and fevers. If the air, though dry, is less so than that of Colorado, it is to be remembered that there is such a condition as that of too great dryness, one that is capable of proving highly irritating to mucous, nervous and other tissues. No better constitution is developed in Europe than under the wet-blanket sky in which the Englishman is perpetually wrapped. Besides, the dust of Colorado and California is, itself, an irritant to the lungs.

A young lady that I sent to Highlands, though hopelessly ill with consumption, experienced extraordinary improvement in consequence of her residence there. Her fever disappeared, her pulse fell from 120 to 80, her flesh, strength and color came back, and for six months after her return home she seemed entirely well.

The special advantages of Highlands are, that it is at the southern edge of the Ridge, that it has an altitude of 4,000 feet, and that it is free from fogs. But though free from fogs, it is occasionally enveloped in mists from above, its altitude being sufficient to bring it into the clouds when they hang low, a phenomenon that I have sometimes witnessed at Mt. Airy, the highest point on the Air-Line Road, though much lower than Highlands. But whatever may be the cause, these cloud-mists do not affect one as unfavorably as do genuine fogs, formed by condensation of moisture, at and near the surface.

I can only conjecture, by way of explanation, a peculiar condition of the water held in suspension in the atmosphere.

So far from Highlands having an atmosphere more dry than that of the neighboring Piedmont country it is probably less so. The more ready and luxuriant growth of grass in the former region, with the greater quantity of moss on the trees, indicates more humidity than in the latter.



But there is reason to think that it exists in the degree most favorable to the average constitution; and it is certain that it has not acted unfavorably on the consumptives who have been under its influence. The evidence of the highly restorative character of the climate remains unimpaired. It presents the great advantage of sufficient altitude, exceeding that of any other habitable region this side of the Rocky Mountains, it affords summer coolness not to be found at Colorado Springs, or on the Cumberland plateau; it promises whatever benefits may result from increase of ozone and from great electrical tension; it promotes the vigor of both nervous and digestive apparatus; is eminently sanitary in regard to both hepatic and pulmonary diseases.

H. P. GATCHELL, M.D.

PROFESSOR GUYOT, the eminent geographer and scientist, made several summer journeys through this region, and prepared a minute report for the War Department in 1862, in which he says:

"The climate of this elevated region is truly delightful. In summer, the temperature scarcely ever rises above 80 degrees, the nights are generally cool, and the mildness of that healthy, bracing air is both invigorating and exceedingly pleasant. The seasons are well marked, and otherwise similar to those of the regions much further north, but of a milder type. Even in midwinter, snow remains but a short time on the ground, and the summits of the high mountain peaks are never covered throughout the winter with a cap of snow."

Speaking of midsummer showers, he says:

"While the nights and early part of the day are cloudless and beautiful, about noon thick clouds may suddenly mount up to the zenith, or gather about the highest peaks, and copious rain fall for an hour or two, the sky then becoming clear and cloudless again. Both showers and cloud mists on the mountains contribute to render it the best grass region in the South, and one of the best in the whole country."

PROFESSOR RICHARD OWEN, M. D., late State geologist of Indiana, made a geological examination of Macon, Jackson and adjoining counties, in this part of North Carolina, in 1867, from which we take brief extracts:

"Before visiting North Carolina, I had the general impression that the lands were unproductive, or, at least, that fertility was the exception, and was confined to the valleys. But I found this was an entirely erroneous impression. Many of the hill-sides are under cultivation, and produce excellent crops.

The grazing is, however, the most attractive feature in this farming district, partly because it is sometimes not so easy, as in more densely settled regions, to get crops of grain to market, but chiefly because mountains, at that elevation, arrest passing clouds and condense them into rain; consequently, showers are of such frequent occurrence as to keep the grass from scorching or drying up. I saw cattle, mules, sheep, and some horses, grazing on these mountain pastures, and appearing in remarkably good condition. The extent and quality of the orchards, in the regions visited, also surprised me.

As regards the agricultural facilities, I think it would be difficult to find a region which combines more advantages than are to be realized in the Blue Ridge tracts, with its fertile lands, suitable for small grain, grass, and roots; its pure water, extensive grazing range, proximity to market, and fine scenery. But above all, the paramount consideration of a remarkably healthful and agreeable climate, uniting the advantage of short winters, such as exist in latitude 35 degrees north, with the temperate summers found at an altitude of four thousand feet above the ocean.

From some cause or other, bees seem to thrive remarkably well, and to be great favorites in this part of North Carolina. We saw at one farm about seventy-five stands, and heard of one farmer who owned over a hundred bee-hives, or bee gums, as the hive is usually part of a hollow tree.

From Whiteside Mountain, (4½ miles northeast of Highlands village.—*Ens.*) the town of Walhalla can be distinctly seen, in a clear day; indeed, there is a prospect all around, to at least double that distance, or about sixty miles, where other ranges of mountains show themselves. The whole view is as fine as any I ever recollect seeing, except, perhaps, in Switzerland; even finer, I think, than from the Catskill Mountains, or from the Rocky Mountains in New Mexico, or from the Sierra Madre, near Monterey, in Mexico.

One of the greatest advantages to be secured, in any region, is health. Judging from what I saw, heard and experienced, I should consider this portion of North Carolina pre-eminently favored in this point of view. The chief diseases which prevail, and they are rare, are usually the result of undue exposure in winter, or of neglect in securing suitable diet. The average longevity of the citizens of this State has frequently been noticed as being remarkably high; and my own observation confirmed the statements I had seen and heard. There are no miasmatic diseases; chills and fever are unknown, physicians have but little to do, and drugs are scarce. During over six weeks of constant riding, I was frequently overtaken by rain, and had seldom an opportunity of getting my clothing thoroughly dry; yet I never caught cold, or experienced any disadvantage to health; hence, I feel bound to believe that the climate is healthy. Most persons, (judging from the latitude, which is about 35 degrees north,) would expect to find this part of the United States uncomfortably warm, and foreigners from cool regions might hence be deterred from selecting this State; but, from my experience, I should say, they need have no apprehensions, for during the months of July and August, 1867, most of which I spent in the mountains of western North Carolina, I never suffered from heat at all, unless I was exposed to the sun, sleeping always under a blanket; and, even when in the sun, seldom experiencing discomfort, because there was usually a fine mountain breeze. In enumerating the characteristics of this region, as indicating the requisites for a healthful, agreeable residence, it may not be amiss to call attention to the fact that I never felt a mosquito bite all the time I was out, and observed the residents never use or require mosquito bars."

#### FROM THE AMERICAN AGRICULTURIST:

"Under present circumstances, there seems to be not the slightest objection for a Northern man to go anywhere in the Southern States. If he desires to procure a farm there, there are now very favorable opportunities, and any inducement to molest a Northern man, which may have existed in some localities, from just or unjust causes, no longer remains. There is one locality, at least, where a thrifty colony is in course of formation. This is at Highlands, Macon county, N. C., where Mr. S. T. Kelsey, formerly of Kansas, and some friends, have settled. \* \* \* From our own knowledge of that locality, which is in the mountains of the Blue Ridge, the climate is healthy, the water excellent, the soil rich, the temperature cool, but markets are distant, money is scarce, and the lands consequently cheap. But then, cheap lands are cheap because there are some inconveniences attached to them. You cannot have cheap land that is good, and all the advantages of a thickly settled country, together. Yet, by going to the Southern States in colonies, the inconveniences which are at first felt will be soon overcome."

[Our nearest railroad town is Walhalla, S. C., 30 miles south of Highlands, where we simply compete with products brought from the North or West. This sort of competition guarantees us reliable markets.—*Eds.*]

#### FROM KEOWEE (S. C.) COURIER:

"The fact is, the mountain districts and low countries of the South must both be developed, with their diverse productions and resources, to make either prosperous. When Walhalla pays for potatoes, apples, meat or dairy products grown in the North or West, the money is gone, but when it pays for a better article, grown in the South, and but a few miles away, the money is kept in the country, and will pretty surely be paid back to Walhalla.

From THE CONGREGATIONALIST, BOSTON, MASS.:

"The following is from a correspondent who has been on the ground, and writes from actual observation. Some of the best physicians predict that the region will ultimately become a famous resort for consumptives:

In the southeast corner of Macon county, North Carolina, is the highest habitable land east of the Rocky Mountain region. It consists of a plateau containing from 250 to 300 square miles, at an altitude of 4,000 feet above tide-water. Numerous streams of clear, soft water, broken by cascades, and filled with brook trout, form on these mountains, and find their way over the plateau.

The natural scenery is beautiful and grand. At a distance of thirty or forty miles to the northwest, the Smoky Range, which forms the boundary between North Carolina and Tennessee, may be seen in distinct outline on a clear day. To the southeast, the northwestern part of South Carolina is spread out to the view, as far as the eye can reach.

The region is not surpassed in the world for salubrity. The air is light and bracing, and the temperature is remarkably even, seldom rising above 80 degrees, in the warmest days of summer. The elevated climate has long been recognized and sought by those who live in the vicinity, as peculiarly helpful in pulmonary affections.

A few Northern families have already located here; some for purposes of health, and quite frequently, of late, consumptives have found their way hither, and these have invariably been benefited. When the country becomes better known, and its inducements to health and pleasure seekers are better appreciated, there can be no doubt that there will be a large influx of visitors from all sections of the country.

The name Highlands has been given to a projected town, which already has its two country stores, school, saw and grist mills, and regular mails. Land is cheap, and immigration is welcomed. The country is rich in mineral productions, needing only Northern enterprise and capital to make this mineral wealth available."

From THE NEW YORK TRIBUNE:

"Now, in the high table-lands of the Blue Ridge, the Nantahala and Black Mountains, of Virginia and North Carolina, good farm land can be bought for 25 cents to \$3.00 per acre. In many of these places there are settlements of hard-working men, who are building up little towns. Notably is this the case at Highlands, Macon county, N. C., where there is a colony of Northern men, fruit-growers and farmers. There is no danger in these places of ague. The land is lifted up into a region clear of consumption and malaria, and all other plagues—even grasshoppers, potato bugs, and mosquitoes are unknown."

Again, speaking of the Blue Ridge counties of western North Carolina, the *Tribune* says:

"The soil, except upon the tops of the mountains, is rich, black mould, owing to the decomposition of epidotic rocks and vegetable matter. Corn, wheat, oats, Irish potatoes, and the vegetables which belong to the soil and climate of Pennsylvania, all grow well on this high table-land. Fruits, especially apples, cherries, and plums, yield large crops. Grapes and peaches do not bear well on the highest farms; but, on the southern slopes, yield exceptional crops. Grasses of all kinds grow rank, and soon become spontaneous in the rich soil. The winters are so mild, owing to the latitude, that cattle may be left in pasture through the whole year."

From THE NEW YORK TIMES:

Question.—"If you had a son who wanted to make farming his business, and who had only a small capital to work with, would you advise him to go West or South, to Nebraska or Kansas, or to the Highlands of North Carolina, or to Virginia, to engage in general farming, and make his future home?"

Reply.—Of the localities mentioned, we should certainly prefer the Highlands of North Carolina. Some trustworthy information can be gained of this locality by applying to C. C. Hutchinson, or S. T. Kelsey, of Highlands, Macon county, N. C., who have recently established a thrifty colony of Northern people there. Under the changed condition of things in the South, some portions of it are offering favorable fields for enterprise for Northern men."

#### WHY HAVE NOT THE BLUE RIDGE HIGHLANDS BEEN SETTLED BEFORE?

A question often asked by our correspondents. The reason why is easily explained. The people of the South have, heretofore, devoted themselves, almost exclusively, to producing the great southern staples, cotton, rice, sugar, and tobacco. Land has been plenty, and that best suited to the growth of the above named staples was, of course, taken first. And not only the Blue Ridge Highlands, but millions of acres more of the best land in the South for stock, fruit, grain and vegetables, with a climate that has no superior, are to-day unoccupied. The best of these lands lie along the Blue Ridge, in western North Carolina, and the northern portion of South Carolina and Georgia. And while there is probably no other section with so much good land for sale, lying contiguous, and so many advantages combined for a first-class settlement, yet much of what we have said of this particular section will apply to a large portion of the country within the above named range.

#### MACON COUNTY

is one of the best, and will be one of the wealthiest, counties in western North Carolina. It has a commanding position, just north of the Rabun Gap, through which the Blue Ridge Railroad must be built. It is diversified with beautiful valleys, high table-lands and lofty mountain peaks. It is everywhere amply supplied with bold springs and streams of pure soft water, and abundant water-powers; is well supplied with timber of the most valuable kinds, for building or manufacturing purposes, has great deposits of mineral wealth, a fertile soil, and a most delightful and healthful climate, suited to the growth of nearly all Northern and Southern productions.

Owing to its secluded position, and distance from railroad communication, its growth has been slow, and it is but sparsely settled, having a population of about 7,000. But the building of the great Piedmont Air-Line Railroad has given new life to the county, and we believe, at no distant day, it will be one of the best improved counties in the State, with a population of 50,000, or 75,000, which it is abundantly able to sustain.

We have good society. Our county finances are well managed, we have no bonded indebtedness, and taxation for all purposes, is for 1878, 96 cts. on the \$100.00, which is deemed sufficient to pay the State tax, and all the expenses of the county.

Franklin, our county seat, is beautifully located on a high, undulating site near the Tennessee river, and surrounded by a good farming section. It is destined to become an important commercial town, and distributing point for a considerable portion of western North Carolina.

Jackson county, on the east, and Rabun county, Georgia, and Oconee county, South Carolina, on the south, all have advantages of soil, climate, mineral wealth and position to make them wealthy and populous counties, as the railroads and other enterprises now in progress, shall develop their resources and advantages.

## IS IT SAFE TO COME SOUTH?

Or, will we be well treated there? To these questions, so often asked, we answer, *yes*—most emphatically *yes*—it is as safe, and you will be as well received, as kindly treated, and as free from political excitement, as anywhere in the world; and also free from strikes and tramps.

## WHO SHOULD COME.

All invalids who are not past recovery, and who have means to support them here, should come. People who do not class themselves as invalids, and yet feel their vital powers giving way, and are wearing themselves out attempting to amass wealth, or to keep up the style of living, into which they have insensibly drifted, should break away and come here where there is enough to do, and yet a freedom, an all pervading restfulness, which amply compensates sensible people for such deprivations as are inseparable from life, in a newly forming community. Nobody should come here without money, but if any hard-working, economical family can arrive with their household goods and \$500.00 in money, they may safely come. If you have means you can engage in light, but profitable labor, in the stock business, orcharding, etc., and there is a demand for capital in business, but do not come expecting to drop into some easy place where the pay is good. Weakly people become strong here, but if you are unwilling to work, you should not come, unless you have money to pay your way.

In various portions of this pamphlet, we show what kinds of business may be profitably followed here, and the intelligent reader can decide for himself whether he should come or not.

After what has been said about the attractions here offered to tourists, pleasure seekers, sportsmen, and sight-seers generally, it will be seen that all such must visit Highlands.

## WHAT TO BRING.

Emigrants usually sell or give away more of their goods than they ought. Until we manufacture furniture here, it is safe to estimate that furniture will cost as much here as elsewhere east of the Mississippi river, and, unless it will sell for near its value, it is best to bring such articles as you will need here, that are not too heavy and bulky. You can safely bring all wearing apparel, table furnishing, bedding, carpeting, bureaus, wash-stands, musical instruments, sewing machines, good cooking or heating stoves, if for burning wood, and not too heavy. Bring all good, light farm tools, such as hoes, forks, shovels, spades, all mechanical tools, etc., well bundled or boxed. Do not bring cheap chairs, bedsteads, or other cheap articles that are bulky, or anything that will cost nearly its value to bring, or will not be needed here. Do not bring any live stock, unless of a superior quality. If you have near a car-load, better charter a car to Seneca City, and you could then bring many articles that would not pay to bring if freighted by the hundred pounds. Bureaus, wash-stands, and the like, may be filled with other goods, covered with old carpet, or other cheap cloth, and will not cost much more for transportation than packing-boxes.

## HOW TO COME.

From the west, northwest, or southwest, come *via* Atlanta, Ga., there taking the Piedmont Air-Line Railroad to Seneca, S. C. From the east and northeast, come to Richmond, Va., thence, *via* P. A. L., to Seneca. At Seneca, call at A. W. Thompson's livery stable, and get passage to Highlands for \$4.00, for each passenger. From the direction of Charleston or Savannah, come by rail to Seneca, or Walhalla. At Walhalla, call

at Thompson & Pendley's livery stables, and get passage to Highlands for \$4.00. Thompson & Pendley will also return settlers and tourists to Walhalla or Seneca at any time for the same price, \$4.00 each; and during the summer season, they will sell excursion tickets for the round trip, from Seneca or Walhalla, for \$5.00 each, good till 1st of November. Seventy-five pounds of baggage allowed with each passenger. Persons from the East and Northeast wishing to locate here will get reduced rates to Seneca, at the Penna. Railroad offices in New York, or at No. 9 Astor House, New York.

MAILS.—We now have a tri-weekly mail from Walhalla and the Air-Line R. R., via Highlands to Franklin, but expect it will soon be increased to a daily.

For further particulars address,

KELSEY & HUTCHINSON,  
Highlands, Macon Co., N. C.



Devil's Court House, Whiteside Mountain, five miles northeast of Highlands, Macon county, N. C. Reached by the Atlanta and Charlotte Air-Line Railway.









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